

City Council  
Atlanta, Georgia

00-0-0867

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-00-49  
12-7-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **Carroll Drive, N.W.** be changed from the **I-2 (Heavy Industrial)** District, to the **RG-3-C (Residential General-Sector 3-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **192** of the **17<sup>th</sup>** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-00-49

1. Site plan entitled "Carroll Drive Townhomes, Atlanta, GA: Proposed Site Plan for Rezoning" prepared by Denson and Associates, Architects as Job Number 00/6; ZI dated May 5, 2000, marked "RECEIVED" by the Bureau of Planning on May 16, 2000. The plan shall be revised to show the provision of at least two properly-located handicapped parking spaces, the indication of the dimensions of all parking spaces, and the illustration of screening devices to be installed adjacent to the two proposed dumpsters.
2. Submission of a satisfactory landscaping plan to the city Arborist.
3. Submission of architectural renderings to illustrate that the faces of the three townhome buildings that would face Carroll Drive would appear to be the fronts of the buildings.

MAY-12-00 FRI 02:25 PM

FAX NO.

P. 02/04

**EXHIBIT "A"**  
**(Legal Description)**

All that tract or parcel of land lying and being in Land Lot 192, 17th District, Fulton County, Georgia, and being more particularly described as follows:

**BEGINNING** at a point on the northern right-of-way line of Carroll Drive (a 50-foot right-of-way) where said right-of-way line intersects with the southwestern corner of Lot 13, Block 3, Hills Park Subdivision, as per Plat Book 2, Page 189, Fulton County, Georgia records; thence South  $89^{\circ}54'36''$  East along said right-of-way line 249.53 feet to the southeastern corner of Lot 17, Block 4, Hills Park Subdivision, as per Plat Book 2, Page 189, aforesaid records, to an iron pin found (I.P.F.); thence leaving said northern right-of-way line North  $00^{\circ}10'38''$  East 175 feet to a point, being the northeastern corner of the aforesaid Lot 17, Block 4; thence North  $89^{\circ}54'36''$  West 250.00 feet to the northwestern corner of the aforesaid Lot 13, Block 3, to an iron pin found (I.P.F.); thence in a southerly direction along the western property line of said Lot 13, Block 3 South  $00^{\circ}01'24''$  West 175.00 feet to the northern right-of-way line of Carroll Drive (a 50-foot right-of-way) and the **POINT OF BEGINNING**; being described as 43,709 square feet or 1.003 Acres per survey prepared by A. S. Gionetti & Associates, Inc., RLS No. 1125, dated December 1, 1999.

